



Livingston Memorial Hospital Adaptive Reuse (Bluebunch Flats)

Public Meeting

The State HOME Application Guidelines, page 37, state: “Hold a minimum of one public hearing or meeting within 2 months of the application due date.” Currently, there is no application due date. However, the guidelines also state: “Applicants must provide citizens adequate notice and opportunity for involvement in the planning and development of HOME applications...” and “hold multiple public hearings, meetings, and/or charrettes during pre-planning and project planning phases to obtain comments on community needs and then to discuss the nature of the proposed project being considered for application.”

Homeword has been fairly intense about gathering public comment and allowing community members many and varied opportunities to be involved in the planning and development of the project and express their opinions on community meetings. To date, there have been ten public outreach efforts to solicit comments and invite participation in the project planning:

1. On August 15, 2017, Homeword staff attended the Livingston City Commission meeting and provided an update on the project and asked the council for their input,, as well as comments from any attendees. The Commissioners expressed their support of the project and provided a letter of support at the meeting.
2. On August 15th, 2017, Homeword staff hosted a Design Charrette for the Livingston Memorial Adaptive Reuse project. Several design challenges were discussed. Attendees were supportive of the project.
3. On July 18, 2017, Homeword held a Public Open House/Neighborhood Meeting and invited neighbors and residents of Livingston to stop by and see the current state of the former hospital and provide input on the project. Over 40 people stopped in and shared their thoughts and ideas and voiced their support of the project.
4. On July 18, 2017, Homeword staff attended the Park County Commission meeting to provide an update about the project and request input regarding the adaptive Reuse from the commissioners and attendees. The Commissioners supported the project and provided a letter of support at the meeting.
5. Throughout July and August, Homeword published a Facebook post targeted to the Livingston community and sent emails to individuals directing them to an online survey regarding the project. Respondents clarified where they lived within the survey.
6. Throughout July and August, Homeword, HRDC and the MSU Extension Office in Livingston reached out to people through social media and emails to ask them to tell their housing stories, as Livingston residents and Livingston business people, using Submittables.com. The heart wrenching stories from Livingston area residents help illustrate the need for more housing that people can afford in Livingston.

7. Homeword hosted a community design charrette on September 28th, 2016 at Katabatic Brewing Company. Business owners expressed their concerns about having affordable housing available for their employees; one restaurant has had to reduce the number of days they are open because they cannot find enough staff locally to maintain their previous schedule. Local employees shared their difficulties in finding housing at all, much less housing they could afford at minimum or slightly above minimum wages. The group discussed design ideas and was supportive of the project, citing its location as "ideal".
8. A neighborhood meeting was held the evening of September 27th, 2016 at the Yellowstone Pioneer Lodge, just a couple of blocks from the site of the former Livingston Memorial Hospital. Attendees were supportive of the project and indicated affordable housing in Livingston has been impacted negatively by the proliferation of Airbnb's and Vacation Rentals By Owner (VRBOs). These relatively recent phenomena have taken a lot of long term or permanent rental units off the market, and the resulting shortage has increased the cost of the remaining rental housing. One business owner shared that she has trouble finding long term employees because they cannot find an affordable place to live in town.
9. Homeword attended the City Commission meeting on September 27th, 2016, where the adaptive Reuse of the Memorial Hospital was on the agenda as a discussion item. The City Commissioners expressed support and indicated that a lack of affordable housing is a significant concern for the community and that shortage has serious economic impacts.
10. Homeword published a Facebook post targeted to the Livingston community and sent emails to individuals directing them to an online survey regarding the project. 231 survey responses were received, of which 179 respondents identified themselves as living in or working in or near Livingston, and 218 respondents supported the use of the former hospital for housing that people can afford.

Meeting Agendas, Notes, Sign-in Sheets, Meeting Materials, Surveys, etc. for all 2017 opportunities for public input and citizen participation are all included in this application. The 2016 documentation is available upon request. The Livingston community has been very engaged in the project. We have received encouragement and pleas for the project to move forward in every venue; rarely has an affordable housing project received such positive support from all audiences. Even the adjacent neighbors, though they might be most impacted by the additional density, have expressed their support for the project and cited the overwhelming need for affordable housing in Livingston.

